



తెలంగాణ రాజ పత్రము
THE TELANGANA GAZETTE
PART-I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 10]

HYDERABAD, THURSDAY, JANUARY 9, 2025.

NOTIFICATIONS BY GOVERNMENT

—x—

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM TRANSPORTATION USE / PARKING LOTS (MULTI LEVEL PARKING) TO PUBLIC AND SEMI PUBLIC USE AT SULTAN BAZAR, KOTI, TOTAGUDA VILLAGE, NAMPALLY MANDAL, HYDERABAD DISTRICT.

[G.O.Ms.No.219, Municipal Administration & Urban Development (Plg.I(1)), 31st December, 2024.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) for GHMC Circle -VIII (old circle no.V) approved vide G.O.Ms.No.363, MA Dt: 21.08.2010, as required by sub-section (1) of the said section

VARIATION

The site in H.No.4-5-403, falls in TS.No.45 Block C Ward 194, of Sultan Bazar, Koti, Totaguda (V), Nampally (M) Hyderabad District to an extent of 530 Sq.Mts/633.38 Sq.Yds. which is presently earmarked for Transportation use in the notified Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) for GHMC Circle -VIII (old circle no.V) approved vide G.O.Ms.No.363, MA Dt: 21.08.2010, is now designated as Public and Semi Public use, subject to the following conditions:

1. The applicant shall follow the applicable Heritage Precinct and Heritage building rules while undertaking the development and the development shall be regulated and controlled to ensure that it does not spoil the grandeur of Heritage Building. The development of the building, Architectural and its façade should be in harmony with the Heritage Precinct, Heritage Buildings and Heritage zones. Height of the proposed building may be restricted as per Heritage rules & regulations.

2. As the site under reference falls within the Special Area Development Plans (SADP), the applicant shall follow the specific Urban Design. Heritage and Environmental guidelines SADP Plan as imposed by the Competent Authority. Building design shall be submitted as regulated by the competent authority.
3. As the site under reference falls within the InFAN (Infrastructure and Facility Node), the combined site layout, buildings design and built up areas shall be regulated by the Commissioner, GHMC duly consulting HMDA. The applicant shall follow the specific design as imposed by the Competent Authority. Building design shall be submitted as regulated by the Competent Authority.
4. The applicant shall handover road widening area to the local body through registered gift deed at free of cost at the time of taking building permission.
5. If local body desires to acquire land area for the circulation network, then applicant has to handover required land/plot area to the local body through registered gift deed at free of cost at the time of taking building permission.
6. The applicant shall comply the conditions laid down in the GO.Ms.No.168, MA&UD, Dt:07.04.2012 and GO.Ms.No.363, MA&UD, Dt:21.08.2010 and GO.Ms.No.766, Dt: 18.10.2007.
7. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
8. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
9. If there is any court case is pending in court of law, the Owner / applicant / developer shall be responsible for settlement of the same and if any court orders against the Owner / applicant / developer, the issued final CLU orders will be withdrawn and deemed to have been cancelled without any notices and action will be taken as per law.
10. The government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
11. Change of Land Use shall not be used as proof of any title of the Land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
12. The applicant shall not disturb the Natural position of NALA/Channel if any passing through the site.
13. The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
14. The applicant has to fulfill any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	: Existing road width varying from 10 feet to 20 feet
South	: Existing dead end road width varying from 30 feet to 40 feet.
East	: GHMC Commercial Complex.
West	: 7 feet wide road/passage.

M. DANA KISHORE,
Principal Secretary to Government.